



# Department of Planning, Housing, & Community Development

**Mayor, Matthew T. Ryan**  
*Director, Tarik Abdelazim*

**Date:** 23 October 2013  
**To:** Commission on Architecture & Urban Design Members  
**Subject:** **83-87 Court Street and 15-17 Chenango Street**  
**Tax ID:** 160.41-1-16  
**Case:** CAUD 2013-40  
**Copies:** T. Costello; L. Gladstone; file

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## **A. Review Requested**

On 15 October 2013, the project representative submitted a Design Review application for the structures located at 83-87 Court Street and 15-17 Chenango Street, formerly referred to as Midtown Mall. The structures are contributing buildings in the Court Street Local and National Register Historic District, and all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

## **B. Proposal**

The Applicant has proposed three (3) projects. The first is to install glass pavers in the sidewalks to provide up-lighting on the building. The second project is to install three (3) awnings over the first floor windows on the Court Street façade. The awnings would be traditional sloped awnings over the doorways; the Applicant has stated that the colors of the awning will match the building. The third project is repainting of the Court Street façade. The Applicant proposes Benjamin Moore Pomegranate Red (AF-295) for the roof tiles and parts of the storefront trim; Benjamin Moore Dior Grey (2133-40) for the storefront and some of the façade panels; and Corotech Industrial Aluminum (78) for the cornice and some of the façade details. The window trim will be in "Roasted Pepper".

## **C. Property History and Condition**

### **83-85 Court Street**

|                             |   |
|-----------------------------|---|
| <b>Year of Construction</b> | 1873  |
| <b>Land Use</b>             | Commercial  |
| <b>Significance</b>         | This was the original building for C.A. Weed, who occupied until about 1920. It was during the C.A. Weed years that the original eleven bay design was replaced with the arched openings. It was also home to Resnicks from the early 1940s to the mid 1970s. During the 1970s, the building became part of Midtown Mall. |

### **87 Court Street**

|                             |               |
|-----------------------------|---------------|
| <b>Year of Construction</b> | prior to 1885 |
| <b>Land Use</b>             | Commercial    |

**Significance**

The earliest recorded tenant of this building was J.M. Johnson, and the 1891 Sanborn maps show this building as a four-story brick building with an iron storefront, housing a dry goods store. In 1925, Resnicks occupied this building. It is likely that the interior connection with 83-85 Court Street occurred sometime in the 1940s when Resnicks expanded into that space. In the 1970s, the building became part of Midtown Mall.

**15-17 Chenango Street****Year of Construction**

1898

**Land Use**

Commercial

**Significance**

Built in 1898 as a Masonic meeting hall. It was used as a department store after a 1919 fire, which resulting in the removal of the original cornice and the alteration of the windows. After the fire, a three (3) story addition was added to the rear of the building; another three (3) story addition was added to this later. In the 1970s, it was connected to 83-85 and 87 Court Street to become part of the Midtown Mall. The building was severely damaged again by a fire in December 2010.

**D. Staff Findings**

While few examples remain in the City, the use of glass pavers was not uncommon historically. They were installed to provide some lighting to under the sidewalk vaults. The reintroduction of them to the Historic District would not be out of place.

Awnings are considered appropriate for a Historic District. The Commission may wish to require the Applicant to submit specifics on the materials and colors before any approval.

Staff is very concerned about the use of a fairly shiny paint being used on a primary façade of the building. While paint colors are usually considered changeable, a shiny industrial paint on a metal surface would be harder to change at a later date.

**E. Photographs**



Ca. 1890







Mock-up provided by Applicant